

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
SEPTEMBER 26, 2013, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

Mayor Daniel McArthur
Councilmember Jon Pike (arrived at 4:24 PM)
Councilmember Gail Bunker
Councilmember Gil Almquist
Councilmember Jimmie Hughes
City Manager Gary Esplin
City Attorney Shawn Guzman
Deputy City Recorder Annette Hansen

ABSENT:

Councilmember Ben Nickle

OPENING:

Mayor McArthur called the meeting to order and welcomed all in attendance. The Pledge of Allegiance was led by Councilmember Gil Almquist and the invocation was offered by Mayor McArthur.

City Manager Gary Esplin asked the Council to reschedule the presentation from the Washington County Economic Development Council representative Scott Hirschi to later on in the agenda due to a scheduling conflict.

CONSIDER PROPOSED SUNTRAN FEE SCHEDULE CHANGES, FRED DAVIES:

Fred Davies, SunTran manager for the City of St. George presented a powerpoint discussing and including all the different aspects of the program. The power point included the following topics: SunTran's growing services and projected increases, Paratransit services increases, current inventory, current spare inventory, Transit fleet replacement planning, Cost of one more full size bus, Continue to grow, Current fare rates, discount bulk passes, bulk pass values, Proposed fares, Dropping discount passes provides net increase in local match funds, Advertising on and inside the bus and the potential advertising revenue. Upon completion of the powerpoint presentation Mr. Davies requested from the Council permission to explore the advertising revenue option as well as restructuring the fee schedule in order to help fund the growing needs of the SunTran system. Council discussed this issue, after which a motion was made by Councilmember Gail Bunker to proceed into drafting a resolution to change the fee structure for the SunTran transit system, Motion was seconded by Councilmember Gil Almquist and unanimously approved.

PRESENTATION ON FEES CHARGED AT THE MUNICIPAL AIRPORT, RICH STEHMEIER:

Airport Manager Rich Stehmeier provided the Council with information regarding capital improvement project funding, including a current fee schedule. Mr. Stehmeier recommended to the Council the implementation of fees that they haven't charged in the past and the possible revenue increase in doing this. He then gave a brief update to the Council of upcoming events taking place at the airport within the next few months as well as possible grant funding currently available. The popularity of the newly introduced St. George to Denver flight services was also discussed. After discussion by Council on the subject, Mayor McArthur thanked Mr. Stehmeier for the excellent job he does at the airport and stated that he has received many compliments from people who visit the area and use the airport facilities.

PRESENTATION ON ELECTRIC THEATER IMPROVEMENTS:

A PowerPoint presentation was shown to the Council revealing the findings of an arts needs assessment study completed by Duncan Reed as well as highlighting all the current art facilities within St. George City. The PowerPoint included the following topics: Needs assessment results, adaptive reuse, art co-op spaces, cultural arts/creative districts, current art district. It also included a list of all the current art facilities. City Administrator Gary Esplin noted that the city was currently meeting all of the suggested needs in the study and that the Mayor and Council should be commended for their support of the arts. Councilmember Gil Almquist suggested that the St. George art district be distinguished with signs to make people aware of the designation of the area. Council then discussed the current options for the recently purchased Electric Theater buildings and the cost of each option. The different options and pros and cons of each option were discussed at great length. Ultimately the Council felt that it would be in the best interest of the City to reconstruct the Electric Theater into a functional historical building as well as restructuring the adjoining purchased buildings to make them more usable. The Council suggested that input from the Arts Commission and possibly other organizations within the City be consulted as to future needs and usage requirements to help the Council obtain the most functional design for the community.

PRESENTATION REPORT FROM WASHINGTON COUNTY ECONOMIC DEVELOPMENT COUNCIL, SCOTT HIRSCHI:

Washington County Economic Development Council President Scott Hirschi presented a PowerPoint to the Council explaining the entities structure and function. The PowerPoint included the following topics: Private-public partnership, Economic development definition, Economic cycle, Local economic cycle, manufacturing needs, Primary industries, Mission statement, Local projects, job impact and changing the name of the entity to "SiteSelect Plus". Council discussed the current economic development and the benefits of being a part of the Washington County Economic Development Council and the role they help play in bringing in businesses such as Family Dollar that help with the local economy. Council thanked Mr. Hirschi for his presentation and dedication to the community and offered their support in the re-naming of the establishment.

CLOSED SESSION:

Motion was made by Councilmember Jon Pike to proceed into the publicly noticed closed session portion of the Council meeting to discuss a potential property purchase; motion was seconded by Councilmember Gail Bunker. Roll call vote was as follows: Councilmember Jon Pike, aye; Councilmember Gail Bunker, aye; Councilmember Gil Almquist, aye; Councilmember Jimmy Hughes, aye.

After discussion in closed session, a motion to adjourn out of closed session was made by Councilmember Gil Almquist; motion was seconded by Councilmember Jimmy Hughes and unanimously approved.

ADJOURN:

A motion to adjourn the City Council work meeting was then made by Councilmember Jon Pike; motion seconded by Councilmember Gil Almquist and unanimously approved. Council meeting was then adjourned at 7:15 PM.

Annette Hansen, Deputy City Recorder



Airport Capital Project Funding

Over the next 15 to 20 years the Airport will need to raise approximately one and a half million dollars to fund our portion of the needed capital improvements at the airport. This can be done through a multi-pronged approach.

First, we will continue to be frugal with the money that we now generate at the airport. Second, we will need to raise fees at the airport that will have the potential to increase our revenue by approximately \$150,000.00 a year. As all funds generated at the airport have to stay at the airport, due to our FAA grant assurances, this increase/surplus should be placed in an airport enterprise account. These funds will then be used to match FAA grant funds, capital improvements that aren't eligible for FAA/PFC funds and other maintenance projects or purchases that are needed for the operation of the airport.

This will hopefully eliminate the need of the city to supply funds to the airport for grant matches, unscheduled equipment repairs or airport capital improvements. The Airport Capital Improvement Plan shows the projected capital needs for the next fifteen years. The accompanying Fee Schedule gives the needed fee adjustments for the next two to five years. The fee schedule does not take into account any growth or increased traffic at the airport.

As with any Capital Improvement plan there are unforeseen needs that will be taken into account by reviewing and update the plan on a yearly basis. This will also be accomplished on the Fee schedule annually.

Respectfully,

A handwritten signature in black ink, appearing to read "Richard Stehmeier", written over a horizontal line.

Richard Stehmeier
Airport Manager

Year	Project	Estimated Cost	FEDS/State	PFC	Airport/City
2014-2015	RWY MX Fog Seal/Paint	\$ 405,000.00	\$ 180,000.00	\$ 225,000.00	
	Wildlife Hazard Assessment	\$ 137,454.00	\$ 125,000.00		\$ 12,454.00
2015-2016	1- Ton Truck Replace	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00
	Airport Parkway Landscape	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00
2016-2017	Airfield Pavement MX and SRE	\$1,100,000.00	\$1,000,000.00	\$ 100,000.00	\$ -
	Ford Explorer - Replace	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00
	Add 80 Spaces - Rental Car Area	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00
2017-2018	Construct Twy B Extension to B2	\$1,100,000.00	\$1,000,000.00	\$ 100,000.00	\$ -
	MasterPlan	\$ 450,000.00	\$ 405,000.00	\$ 45,000.00	\$ -
2018-2019	Pave Vehicle Service Road	\$ 750,000.00	\$ 675,000.00	\$ 75,000.00	\$ -
	Terminal Parking Slurry and Paint	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00
2019-2020	Snow Removal - Backhoe	\$ 150,000.00	\$ 135,000.00	\$ 15,000.00	\$ -
	Dump Truck/Plow/Snow Removal	\$ 95,000.00	\$ 85,500.00	\$ 9,500.00	\$ -
	Car Rental Car-Wash Facility	\$ 300,000.00	\$ -	\$ -	\$ 300,000.00
	Snow Removal - Storage Building	\$ 300,000.00	\$ 270,000.00	\$ 30,000.00	\$ -
	RWY MX Fog Seal/Paint	\$ 405,000.00	\$ 365,000.00	\$ 40,000.00	\$ -
2020 - 2021	ARFF Truck	\$ 750,000.00	\$ 675,000.00	\$ 75,000.00	\$ -
	Terminal Parking Lot Expansion	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00
2021-2022	Airfield Pavement MX	\$1,100,000.00	\$1,000,000.00	\$ 100,000.00	\$ -
2022-2023	Sweeper	\$ 200,000.00	\$ -	\$ 200,000.00	\$ -
	Ford Escape - Replace	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00
	Twy Bravo Extension and A3, B3	\$2,500,000.00	\$2,000,000.00	\$ 500,000.00	\$ -
2023-2024	FBO Ramp Expansion	\$1,100,000.00	\$1,000,000.00	\$ 100,000.00	\$ -
	Terminal Parking Slurry and Paint	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00
2024-2025	Runway Overlay	\$6,000,000.00	\$5,400,000.00	\$ 600,000.00	\$ -
2025-2026	Airfield Pavement MX	\$1,100,000.00	\$1,000,000.00	\$ 100,000.00	\$ -
2026-2027	Twy Bravo Extension and B4, B5	\$2,500,000.00	\$2,000,000.00	\$ 500,000.00	\$ -
2026-2029	Terminal Ramp Reconstruction	\$3,000,000.00	\$2,700,000.00	\$ 300,000.00	\$ -
2029-2030	RWY MX Fog Seal/Paint	\$ 405,000.00	\$ 365,000.00	\$ 40,000.00	\$ -
Totals		25,252,454.00	20,380,500.00	3,154,500.00	\$1,717,454.00

ST GEORGE MUNICIPAL AIRPORT

FEES, CHARGES AND RATES	CURRENT FEES	PROPOSED FEE CHANGES
LANDING FEES		
> 12,500 lbs.	\$1.05 / 1,000 lbs.	
< 12,500 lbs.	None	
General Aviation Aircraft	None	
Military Aviation Aircraft	None	
COMMERCIAL/CHARTER OPERATIONS		
COMMERCIAL APRON PARKING FEE	\$0.00	\$50.00
COMMERCIAL AIRCRAFT OPERATOR PERMIT	\$0.00	\$1,000.00 Annually
BAGGAGE PROCESSING AREA FEES	\$0.00	\$0.60 per
BOARDING AREA FEE	\$0.00	Enplaned and Deplaned Passenger
JET BRIDGE FEE	\$0.00	Includes Baggage, Boarding,
TICKETING AREA FEE	\$0.00	Jet Bridge and Ticketing Area
FUEL FLOWAGE FEES		
Brought onto Airport/Self-Fueled	\$.06 / gallon	
Purchased from FBO/Airport	\$.06 / gallon	
RENTAL CAR FEES	10% of Gross Rev or \$1.50 / sq. ft.	
Rental Car Spaces	\$15.00 Per Space/Monthly	
Equipment Repair and Replacement	\$0.00	
GROUND LEASE RATES & FEES		
<i>Improved Lands</i>		
Improved lands and paved apron areas	\$.30 / sq. ft. per year	
<i>Unimproved Lands</i>		
Runway Area		
Airside	\$.18 / sq. ft. per year	
Landside		
BASED AIRCRAFT TIE-DOWN FEES		
<12,500 lbs.	\$35.00 monthly	
>12,500 lbs.	\$50.00 monthly	
Turbine Engine	\$100.00 monthly	
TRANSIENT AIRCRAFT TIE DOWN FEES:		
Daily Single Engine < 12,500 lbs.	\$15.00 daily	
Daily Twin Engine or > 12,500 lbs.	\$25.00 daily	
Turbine Engine		
TERMINAL BUILDING VEHICLE PARKING FEES	First hour free: \$4.00 daily	
Lost Ticket Fee		
TERMINAL BUILDING OFFICE & SPACE RENTAL		
Monthly Rental	\$1.50 / sq. ft. per month	
Conference Room	\$30.00 / hr. or \$100.00 daily	
Restaurant Concession	\$0.00	10% of Gross Revenue
Retail Concession	\$0.00	10% of Gross Revenue
SECURITY FEES		
Tenant Gate Access Card	\$20.00 per card	\$25.00 Per Card
SIDA Photo Badge & Background Check	\$50.00 each badge	\$65.00 Each Badge
Un-returned or Lost Security Badge Fee	\$75.00 each	
ADVERTISING FEE		
Telephone Board/Kiosk Display	\$30.00 / month	
Large Terminal Wall Display	\$200.00 / month	
GROUND TRANSPORTATION FEES	\$50.00 / month	
SASO OPERATING PERMIT FEES	\$1,000.00/annually	
INDEPENDENT FLIGHT INSTRUCTOR/A&P FEE	\$0.00	\$100.00/annually
EMERGENCY EQUIPMENT STANDBY FEES		
ARFF Equipment after hours Standby Fees	\$100.00 / hour	
Hazmat Response and Clean Up	\$100 / hour plus disposal cost	
Airport Equipment Fee	\$100.00 / hour	
Credit Card Fee	\$0.00	\$5.00 Per Transaction

Statewide Airport Capital Improvement Program ACIP FY 2014-2018

I.D.	Fiscal Year	Airport	Description	Funding Source	State (90%)	Sponsor (10%)	Total
CDC	2014	Cedar City Regional	Rehab Crosswind Runway 8/26	State Grant	\$360,000	\$40,000	\$400,000
CDC	2014	Cedar City Regional	Pavement Preservation	State Grant	\$198,000	\$22,000	\$220,000
1L7	2014	Escalante Municipal	Pavement Preservation	State Grant	\$81,000	\$9,000	\$90,000
FOM	2014	Fillmore	Construct Electrical Vault	State Grant	\$54,000	\$6,000	\$60,000
U34	2014	Green River Municipal	Pavement Preservation	State Grant	\$180,000	\$20,000	\$200,000
69V	2014	Huntington Municipal	Pavement Preservation	State Grant	\$72,000	\$8,000	\$80,000
40U	2014	Manila	Grade RSA, extend pipes	State Grant	\$225,000	\$25,000	\$250,000
CNY	2014	Moab-Canyonlands Field	Pavement Preservation	State Grant	\$112,500	\$12,500	\$125,000
U64	2014	Monticello	Pavement Preservation	State Grant	\$85,500	\$9,500	\$95,000
42U	2014	Morgan County	Pavement Preservation	State Grant	\$85,500	\$9,500	\$95,000
U55	2014	Panguitch Municipal	Pavement Preservation	State Grant	\$90,000	\$10,000	\$100,000
1L9	2014	Parowan	Pavement Preservation	State Grant	\$121,500	\$13,500	\$135,000
PVU	2014	Provo Municipal	Pavement Preservation	State Grant	\$180,000	\$20,000	\$200,000
RIF	2014	Richfield Municipal	Pavement Preservation - Existing Apron & Taxiway	State Grant	\$45,000	\$5,000	\$50,000
SGU	2014	St George New	Pavement Preservation	State Grant	\$180,000	\$20,000	\$200,000
VEL	2014	Vernal	Pavement Preservation (Aprons)	State Grant	\$54,000	\$6,000	\$60,000
ENV	2014	Wendover	Pavement Preservation	State Grant	\$180,000	\$20,000	\$200,000
Totals					\$2,304,000	\$256,000	\$2,560,000